BILL GARRETT, Davidson County
Trans:T20160088638 DEEDWARR
Recvd: 10/07/16 12:20 2 pgs
Fees:13.00 Taxes:1683.50
20161007-0106414

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $455,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2016.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Lynette W. Towns	new owner	**104-09-0F-005.00**
102 Christopher Place, Unit 5		
Nashville, TN 37205-2445		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mona Louise Van Dyke n/k/a Mona L. Carpenter unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lynette W. Towns and Bobby Towns, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 5 of Christopher Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed Plat Book 5200, Page 711, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Lee F. Van Dyke, unmarried by Warranty deed from Matthew J. Chelap, unmarried of record in Book 11422, page 6 Register's Office for Davidson County, Tennessee, dated March 26, 1999 and recorded on April 7, 1999.

Being the same property further conveyed to Mona Louise Van Dyke, by Quitclaim Deed from Lee F. Van Dyke of record in Instrument No. 20160928-0102290, dated September 23, 2016, pursuant to Divorce Decree and Marital Dissolution Agreement.

This is improved (__X__) unimproved (____) property known as 102 Christopher Place, Unit 5, Nashville, TN 37205-2445.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF September 30, 2016:

Mona Louise Van Dyke n/k/a Mona L. Carpenter

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Mona Lousie Van Dyke n/k/a Mona L. Carpenter, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 30th day of September, 2016.

My Commission Expires: 5.25.20

Notary Public



20161520R